

**COMMERCIAL (RETAIL, SERVICES, AND OFFICE) DEVELOPMENT IN THE
WOODVILLE RURAL COMMUNITY FUTURE LAND USE CATEGORY (Effective 6/28/02)****Objective 3.4: [L]**

Commercial (retail, service, and office) development in the Woodville Rural Community Future Land Use Category will be consistent with the intended function of the Rural Community Future Land Use Category. The scale and intensity of commercial land use will reflect the location and size of the Rural Community in which it is situated; commercial and other non-residential development will be located, oriented, and designed in a manner that promotes compatibility with adjacent land uses and facilitates safe and efficient access for both vehicular and pedestrian traffic; and utilizes access management to protect the safe and efficient operation of the public highway and street system. Non-residential land use intensity is limited to 10,000 square feet per acre, not to exceed a maximum of 50,000 square feet per building and 50,000 square feet per parcel, except that principal structures for warehousing, storage, and mini-warehousing principal uses may have a gross floor area of no greater than 20,000 square feet per acre.

Policy 3.4.1: [L]

Objective 3.4. will be met through the enactment and implementation of land development regulations, including zoning district regulations, which address commercial development in the Woodville Rural Community Future Land Use Category.

Policy 3.4.2[L]

Zoning Districts allowing commercial development in Woodville Rural Community Land Use Category shall only be located where ensuing development can occur in a manner that would be compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities, in accordance with the following criteria:

a. Regulation of Impacts

The Land Development Regulations shall establish zoning districts and development standards that mitigate the impacts of the allowed commercial uses. The impacts of commercial development that may require additional regulation include, but are not limited to: outdoor sales lots, night lighting, traffic access, noise, signage, or other such impacts.

b. Location of Commercial Zoning Districts

The zoning districts that allow commercial land uses within the Woodville Rural Community Future Land Use Category shall ensure that commercial uses are located in a manner that minimizes the incompatible land use impacts. Commercial zoning districts shall be geographically compact and located at or near the intersections of major roads, with the sole exception of those zoning districts located in a manner that recognizes established linear commercially-developed areas along limited portions of State Highway frontage.

Land Use Element

c. Access

The zoning districts that allow commercial land uses within the Woodville Rural Community Future Land Use Category shall establish access management standards that promote safe, convenient, and efficient movement of vehicular traffic within the public street system. These access management standards shall ensure that the viability and safety of other modes of travel are not compromised for the purpose of limiting or controlling access. The zoning districts may allow access to a local street provided such access does not adversely impact residential areas and neighborhoods. The zoning districts shall prohibit commercial and nonresidential access to a canopy road except as provided for by Conservation Policy 3.4.10.

Policy 3.4.3: [L]

In order to minimize the negative visual and off-site impacts of commercial development, the Land Development Regulations shall provide for development standards regulating commercial development. The Land Development Regulations shall establish specific regulations, standards, and/or limitations for commercial development and design aspects including, but not limited to:

- Mass and height compatible with adjacent uses.
- Adequate buffering, screening, landscaping and treatment of other design details as may be appropriate to further compatibility with adjoining residential areas.
- Location of parking facilities to minimize noise and visual impacts to adjoining residential areas, and facilitate safe internal vehicular and pedestrian circulation.
- Interconnections for vehicular and pedestrian traffic between adjacent nonresidential development
- Limitations on vehicular access to and from the site to discourage traffic through adjoining residential areas.

Policy 3.4.4: [L]

The Land Development Regulations shall regulate commercial development access. Commercial development shall meet access management criteria as set forth in the Land Development Regulations. The Land Development Regulations shall contain provisions which encourage the reduction in the number of commercial access points. Access management design requirements provided for in the Land Development Regulations may include, but not be limited to:

- a. Shared Access;
- b. Access provisions for safe pedestrian movement both internal to the site and to adjacent properties;
- c. Limited direct access to commercial parking from residential streets.

Although some urban services may be available to serve development within areas designated Rural Community, urban services are not prerequisites for the limited development intensities allowed within these areas. Central sewer and water systems used to serve areas designated Rural Community shall be designed for lower density service as this category is not intended to create an area that attracts regional development or functions as a growth node.

Woodville Rural Community*

The Woodville Rural Community shares many of the same characteristics as other Rural Communities, but has experienced different types of growth pressures than the other areas designated as Rural Community. Therefore it has received a separate Future Land Use designation with specific objectives and policies to address the issues unique to Woodville. Non-residential development is limited to a maximum of 50,000 square feet per building and 50,000 square feet per parcel; residential development is limited to a density of 4 dwelling units per acre.

*Category located outside of designated Urban Service Area